013.A	0006	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	530,500	/	530,500
USE VALUE:	530,500	/	530,500
ASSESSED:	530,500	/	530,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		OSBORNE RD, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	MCCLOAT MATTHEW THOMAS
Owner 2:	HOFFMANN TALYA SELBY
Owner 3:	
Street 1:	16 OSBORNE RD #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FORTUNE ERIK A -
Owner 2:	-
Street 1:	16 OSBORNE RD #1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Wood Shingle Exterior and 1900 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	530,500			530,500
Total Card	0.000	530,500			530,500
Total Parcel	0.000	530,500			530,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 279.21 /Parcel: 279.21

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 220630

GIS Ref

GIS Ref

Insp Date 06/08/18

!14526!

PREVIOUS ASSESSMENT

Parcel ID: 013.A-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	530,500	0	.		530,500		Year end	12/23/2021
2021	102	FV	515,000	0	.		515,000		Year End Roll	12/10/2020
2020	102	FV	507,200	0	.		507,200	507,200	Year End Roll	12/18/2019
2019	102	FV	467,100	0	.		467,100	467,100	Year End Roll	1/3/2019
2018	102	FV	413,100	0	.		413,100	413,100	Year End Roll	12/20/2017
2017	102	FV	376,600	0	.		376,600	376,600	Year End Roll	1/3/2017
2016	102	FV	376,600	0	.		376,600	376,600	Year End	1/4/2016
2015	102	FV	348,000	0	.		348,000	348,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	19:11:23

LAST REV

Date	Time
10/19/21	09:03:48
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 14526

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORTUNE ERIK A,	78539-38	1	8/24/2021		650,000	No	No		
SOHUR USHARBUDH	53081-492		6/26/2009		350,200	No	No		
WONG LORRAINE	35133-264		3/7/2002		320,000	No	No		
TEEVEN JOHN	32283-393		1/26/2000		265,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2009	375	Manual	3,133					

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2021	SQ Returned	JO	Jenny O
9/15/2021	SQ Mailed	JO	Jenny O
6/8/2018	Measured	DGM	D Mann
9/26/2009	MLS	MM	Mary M
5/21/2001	External Ins	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7208																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	51.000000000
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.20263159
Const Adj.:	0.97029907
Adj $ / SQ:	355.908
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	720789
Depreciation:	190288
Depreciated Total:	530501

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	1
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	338.11
Special Features:	0	Val/Su Net:	279.21
Final Total:	530500	Val/Su SzAd	279.21

SKETCH

UnSketched SubAreas:
GLA: 1900,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,900	355.910	676,226

Net Sketched Area:	1,900			Total:	676,226
Size Ad	1900	Gross Area	1900	FinArea	1900

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

013.A-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: